

MINUTES OF THE  
WEST LAFAYETTE REDEVELOPMENT COMMISSION  
January 9, 2004  
*Amended*

Redevelopment Commission members present: Steve Belter, Patsy Hoyer, Earle Nay, Chris Corrigan, and Sandy Pearlman. Also in attendance: Mayor Jan Mills, Clerk Treasurer Judy Rhodes, City Attorney Bob Bauman, Police Chief Dan Marvin, Development Director Josh Andrew, Bev Shaw, Charlotte Martin, and Cindy Loerbs-Polley of the Development Department, Parks Superintendent Joe Payne, Tom Gall of TJ Gall & Associates, Public Information Officer Wyatt Hornsby, City Council members Patti O'Callaghan and Ann Hunt, and citizens and members of the media.

Mr. Belter called the meeting to order at 12:04 pm.

NEW BUSINESS

Mayor Mills asked Ms. Rhodes to swear in the Commission members as she was going to be late from another meeting. Ms. Rhodes swore in Steve Belter, Earle Nay, Chris Corrigan, Patsy Hoyer, and Sandra Pearlman each separately. Mr. Belter welcomed Ms. Pearlman to the Commission.

Mr. Nay made a motion to nominate Mr. Belter as President. Mr. Corrigan seconded. Mr. Belter asked if there were any other nominations for President. None were made. Mr. Corrigan made a motion to nominate Ms. Hoyer as Vice President. Mr. Nay seconded. Mr. Belter asked if there were any other nominations for Vice President. None were made. Mr. Corrigan nominated Mr. Nay as Secretary. Ms. Hoyer seconded. Mr. Belter asked if there were any other nominations for Secretary. None were made. Mr. Belter closed the nominations. The motion for nominations passed unanimously 4-0.

Mr. Belter stated that he wants to speak to the Commission about strategy for the new year. We have a new mayor. Four of the seven council members are new. I think it is appropriate for us to talk about what is important to the City, the Council, the Mayor, and the Commission. Items that I'd like to recommend that we approach sometime in the next month is to get together with the members of the City Council to talk about what we do by law, what we can and can't do, some of the projects we've done in the past, as well as projects that are on the drawing table. We want to give them a chance to give us input upfront and to make it clear that we are interested in their input throughout the year.

As a Commission, not necessarily with the Council, we need to spend some time going through, in detail, the Sagamore Parkway Task Force Report. Wabash Landing has taken a huge amount of time over the past years. We now have some input and guidance from the Task Force. It would be appropriate now to figure out what recommendations they have that are easy for us to implement and try and come up with a strategy to look at the long term recommendations. I would also like to review Mr. Andrew's list of projects for each of the districts. These are all my thoughts and suggestions and I am open to the Commission's ideas too.

Ms. Hoyer stated that she was thinking of some of those things as well. I want to be more participatory at the public meetings such as SWABA, the new Sagamore West business group.

Mr. Nay stated that he spoke with Mr. Belter previously about some issues in respect to the TIF Districts. The State has changed the rules for TIF Districts. Those don't apply to our current TIF Districts, I suspect, but it might be useful for us to get caught up on current legislation so that we are more informed for the future.

Mr. Corrigan stated that we should look at the TIF Districts with a historical perspective as well to see where we were, what we've done with each districts, where we see it going, and if there is an end in sight with these districts.

Mr. Belter asked Ms. Pearlman if there is anything that the Commission can do to help the process. Ms. Pearlman stated that it will probably take a month or so to read over things. I hope that you are all open to a telephone call. Mr. Nay stated that Ms. Cook probably has a huge folder that she'd be happy to pass on to you.

Mr. Belter asked if Mr. Andrew had any insight that he'd like to share. Mr. Andrew stated that he's talked with the Mayor and she would very much like to have the Commission meet with the Sagamore Parkway Task Force to discuss the Urban Design.

Mr. Belter asked for suggestions on the best way to pull together a meeting with the Council. I really would like this to be with the four new Council members, with the others of course welcome. Mr. Nay asked if the Council would entertain us appearing at their pre-council meeting for a half an hour. Mr. Andrew stated that would be Thursday, January 29<sup>th</sup> at 4:30 pm. Ms. Hoyer asked if we could be towards the end around 5 pm. Mr. Belter asked if Mr. Andrew could run that past the Mayor and Ms. O'Callaghan.

The Commission scheduled their next two meetings for Friday, January 30<sup>th</sup> at 12:30 pm and Friday, February 27<sup>th</sup> at 12:30 pm.

Mr. Andrew stated that the Year End Report gives a brief outline of what the Commission has done this year. One correction to it is that there are 7 resolutions, not 8. Mr. Belter suggested that the Commission review the report and give your suggestions and/or corrections back to Mr. Andrew. We will plan to approve it at the next meeting.

Mr. Belter stated that the installation of security cameras was discussed at the last meeting and asked Mr. Andrew for more information. Mr. Andrew stated that he asked Chief Marvin to come and discuss with us his feelings and some of the research he's done with parking garages and cameras. I've also talked with the manager of Tippecanoe County parking garage about their system, what it's done for them, and what it cost them.

Chief Marvin stated that the Police Department is in favor of the security cameras. I feel that it would be a strong deterrent to have the cameras down there. Since August of 2001 we've had 68 calls for service. Some of those could be false fire alarms and a variety of activities down there. We don't have as many cases on file because you may get down there and find it's a false alarm. We try to control it as regularly as we can. Parking garages by design tend to be a safe place for some unsafe activities. While we try to patrol it as often as we can, we feel that the

security cameras would be a strong deterrent to help people from doing those unlawful acts and they would certainly know that their actions are being viewed and recorded. Also, I talked to Home Hospital and they have security cameras in their garages. They also feel that they are a strong deterrent and help people feel safer in their garages knowing that the cameras are there. I've also talked to the County. They find them valuable and recommend that we have them. As a whole, we think that it would add a lot to that area by improving the safety and security of that area and maybe even improve the usage of the garage.

Mr. Corrigan asked what the range has been with the 68 calls from the most serious and most common. Chief Marvin answered that the most serious has been vandalism. A lot of it has to do with that and homeless people sleeping and hanging out in the garage. Mr. Corrigan asked what type of vandalism we are talking about. Chief Marvin stated that we've had bottles broken, damage to cars and broken windows. Mr. Corrigan said that we aren't going to have cameras within the garage, only at the entrance right? Mr. Andrew stated that there will be some in the garage on various levels. Ms. Hoyer stated that is different from what we've heard before. Mr. Nay stated that there must have been a change in the design that we were presented with before.

Ms. Hoyer stated that they also won't be monitored, only recorded. Mr. Andrew stated that's what the County has. Ms. Hoyer asked what that will do for them. Chief Marvin stated that they would work like the cameras worked for us during the riots. They help identify people. It was very effective for us to take pictures of people and post it on the internet and others would identify them. Mr. Corrigan asked how many times people have been identified. Chief Marvin stated that he asked both the County and the hospital and neither could provide me with a number but they said they have used it on numerous occasions.

Mr. Nay asked if the hospital's system is monitored or just recorded. Chief Marvin stated that he believes it is monitored. Mr. Bauman pointed out that as the garage becomes managed, which we expect to happen within the next year, we will have an opportunity to review the option to monitor it.

Mr. Nay stated that he recalls the hospital as having numerous cameras with several views. Chief Marvin stated that the more you have the better. I think that you should publicize the fact that you have the cameras so that it is very obvious to anyone entering the garage that you are entering an area where your activities may be observed.

Mr. Nay asked if Chief Marvin has talked to the folks on campus to find out how they monitor their garages. They seem to have the most experience in parking garages. Chief Marvin stated that they have a different set up. They have student patrols.

Mr. Corrigan stated we are only averaging two calls a month. Chief Marvin said that is correct with 68 calls since August 2001.

Mr. Andrew stated that the County has 16 cameras and their cost was between \$25,000 and \$30,000 but they did most of the installation themselves. The vendor was not local. We are looking at about \$38,000. Mr. Belter stated that when we considered it here, we did not have the bids so we were approving \$50,000.

Mr. Corrigan asked if we were turning this over to Mr. Renfro to manage the garage. Why doesn't he have responsibility for this? Mr. Bauman stated that safety is always a governmental responsibility.

Mr. Nay asked how many cameras are included in this. Mr. Andrew stated that he believes there are 11. Mr. Nay stated that is quite a few more than we originally talked about. It was my impression that we were only talking about three. Now we are talking about more views and less money so I think things are improving in the right direction as far as performance and coverage.

Ms. Pearlman stated that if Renfro Development is going to take over management of the garage, that doesn't have anything to do with our situation with the cameras. Is that correct? Mr. Bauman stated that it is still an issue of public safety.

Mr. Corrigan asked where we are looking at placing the cameras. Mr. Andrew stated that there will be 2 on the first floor, 3 on the second floor, 2 in the vestibule looking at people coming toward the pedestrian way and then coming from the pedestrian way back in, 1 each on the third, fourth, fifth, sixth, and seventh floors looking at people coming in the vestibule, the eighth floor is optional. They will be looking toward the vehicles, toward the north end so they'll pick up people as they come in. We have them for coming and going in the pedestrian crossover.

Mr. Belter stated that we are not voting on this today. If the Commission is so inclined, we can give direction to Mr. Andrew and Ms. Martin that it should be advertised for our next meeting.

Mr. Corrigan stated that he isn't convinced that it's a good use of money. I don't see 68 calls in a 30 month period of time as being an extraordinary number of calls. Chief Marvin stated that those calls for service might increase now that there are more businesses and more people coming to that area.

Mr. Bauman stated that he would suggest that this is a pretty small investment to protect a very large investment that the Redevelopment Commission has.

Mr. Nay asked what impact the cameras have on liability insurance rates. Mr. Bauman stated that he doesn't know. Mr. Nay asked if we could find out if that'll save us that amount of money over a couple years.

Ms. Hoyer stated that just because there are more people using it and you think the vandalism rates will go up. On the other hand if there are more people milling around, it's not as private or unobserved when there are a lot more people coming and going.

Ms. Pearlman stated that if she went to a party at the hotel and parked in the garage and I'm by myself at 11 o'clock at night, I'm not thinking that I won't feel too secure. Chief Marvin stated that people feel a little safer or more secure if they know that there is some video of what's going on. Mr. Bauman stated that's his point, that's how it protects our larger investment in the success of this area.

Mr. Belter stated that he is on the opposite of this than Mr. Corrigan. I think this is a good investment. I would like to think of it as being more pro-active than re-active. We are reacting to the fact that there have been problems but I'd like to think that it would have a positive influence on reducing the problems. I don't want to be trying to work on fixing a reputation if the garage or the development gains a reputation as having problems with crime, the homeless, or vandalism. I have received a couple of emails from people who work at Borders who have been the causes of a couple of those complaints.

Ms. Hoyer stated that the proposal being presented today is significantly different than what it was at the last meeting.

*Mr. Corrigan had to leave early for another meeting.*

Mr. Nay stated that the reason he tied it into the liability insurance is because it can be nothing more than just insurance activity where you show that you are doing the minimum necessary and the unfortunate victims can't come back and say that it's the City's fault because we didn't adequately protect the citizens. Chief Marvin stated that is a real valid point, especially now that this has been discussed. If you don't go ahead and put the cameras in and somebody does become a victim of a crime, they can turn around and say, "You knew that a problem existed and you had a proposal before you and you didn't act on it."

Ms. Rhodes stated that you are also announcing to the world that you are installing a few cameras that don't really see much into the garage and that you're not really monitoring them. Chief Marvin stated that at each point though they would have to pass a camera to get into the garage. In the very least you'll have them coming or going and we'd be able to identify them, which is a deterrent.

Mr. Belter asked if Chief Marvin had heard from either the County or the hospital if they had trouble with their cameras being vandalized. Chief Marvin stated that he hadn't heard that and he doesn't know specifically how these are set up. Many of them are covered by some sort of protective device so that they are not easily vandalized.

Ms. Pearlman asked what the usage of the garage is. Will it be going up? Mr. Bauman stated that it will be increasing dramatically because of the opening of Scotty's and in a few months, a significant amount of the surface parking across from Brown Street will be going away for construction.

Mr. Belter stated that he doesn't want to take a formal vote, but he is interested in the feeling of the members as to whether or not we should proceed to discuss and vote on an appropriation at our next January meeting or whether you want more information or more time to think about that.

Mr. Nay stated that he for one appreciates the greater amount of detail in the quotes. It looks like a fairly good system. I'm in favor of it.

Ms. Hoyer stated that she isn't thrilled with it, but would vote for it. I'm thinking that we are going to do more than we *were* going to do.

Ms. Pearlman stated that she is interested in pursuing this.

Mr. Andrew asked if you would like the company to come to answer questions. Mr. Belter said that would be fine.

Ms. Hoyer stated that she feels better when things are more concrete than feeling that it might work or not. I like more straight forward answers and numbers.

Mr. Nay stated that 11 cameras for that amount of money is a good deal. Ms. Hoyer stated that's helpful to hear.

Mr. Belter asked if there was anything else for the Commission. Mr. Bauman stated that he wanted to bring the Commission up to date on what is going on in the Sagamore area. We have a property owner who is ready to redevelop a property which was vacant for some time. It is the old Osco/Jewel property. A significant part of the time it was vacant because Osco/Jewel insisted on paying rent to keep it vacant so that there were no potential competitors that could move in there. The land owner is ready to redevelop the property. The land owner wants to put in all new facade on the building. The parking lot will be completely redone to include landscaping throughout as required by the City's changes to the greenspace ordinance. The land owner will also provide a sidewalk from Navajo to Sagamore Parkway. They have also agreed to improve the drive so that instead of a steep rise at the curb line, it is a more uniform rise and excludes drives entering right at the entrance so that we have useable stacking distance. The City will work with INDOT on a light and will work on a sidewalk on Sagamore to help facilitate this.

Mr. Nay asked if this is not a public street then. Mr. Bauman stated that is correct, it would not be a public street and the City would not pay for it.

Mr. Bauman stated that Ms. Shaw is expecting to request some assistance from the Commission in regards to the trees along the Sagamore Parkway. We have a number of Ash trees and those are susceptible to a borer. Ms. Shaw stated that the Emerald Ash borer is imminent and will probably be under Federal quarantine. The Purdue entomologist told us that we can expect 100% of our Ash trees to be dead in five years. We have over 200 Ash trees on Sagamore Parkway. Any opportunity that we have to replace Ash or any planting site that is vacant with a different tree species will give us a foot up on this project. We don't want that to be completely deforested. The parking lot design will have two or three species mixed.

Mr. Nay asked if the parking along the southern edge of the lot will have parking and if it will be handicap. Mr. Bauman answered by saying yes, the code requires the handicap to be the closest spaces. Mr. Nay stated that the problem with that lot before was that the handicap was across the emergency drive. Mr. Bauman stated that some of them will be in the corner where they won't have to cross traffic. Mr. Nay said that is good. I'm glad to see that.

Ms. Hoyer stated that the area along the parkway has been used as a frontage road and now it is going to disappear. Mr. Bauman stated that it will still be here but they have to exit further back so that we can have a stacking space at the entrance. Ms. Hoyer stated that she thought that the frontage road was something that we wanted to encourage. Ms. Shaw stated that in order for that to be a good idea, it needs to be set back considerably from Sagamore Parkway. A frontage road that is that close with no room for the cars to stack, doesn't work very well. This leaves it so that you can get to the different quadrants but you have to come in and out at the

light. I think it is improved access. Mr. Nay stated that it really isn't a frontage road. It's a path through everyone's parking lot.

Ms. O'Callaghan stated that the Sagamore Parkway Task Force talked more about something like this as opposed to a straight through frontage road.

Mr. Bauman stated that this is a very important first step with the priorities that the Sagamore Task Force has been working on. We are very excited about the redevelopment of this property and the entirely new facade. Between that and the landscaping, it will make this portion of the parkway much more attractive.

Mr. Nay asked if the City will be asked for any help. Mr. Bauman stated that the part that the City will be involved in is the sidewalk from the light to CVS and replacing the trees.

Ms. Shaw stated that we could wait to replace those trees when they die, but if we go ahead and do it now it gives us more of an opportunity to make changes in grade and it gives us the opportunity to have trees there when the other 200 are gone.

Mr. Nay asked what the ramifications of the quarantine are? Ms. Shaw stated that the quarantine typically will mean that all trees within a half mile radius of the tree will have to be removed. Michigan has been getting federal help with the cost of that but it's huge. They lost six million Ash trees in Detroit last year. The problem is that the borer can fly six miles.

Regarding the Osco/Jewel redevelopment, Mr. Bauman stated that we are very excited to be giving you a preliminary view of what we are going to be asking the Redevelopment Commission to participate in because we think it is a very good first step of revitalization.

Mr. Nay asked what their schedule looks like. Mr. Bauman stated that they have been doing some demolition in the building and I think that they are ready to start the interior work very soon. Some of the work, such as the parking lot and the landscaping is weather dependant and can't be done until next construction season. Mr. Andrew stated that they were in for a permit yesterday.

Ms. Hunt stated that the Chinese restaurant has been very loyal on that corner and it doesn't look like it is going to be quite as easily accessible. Mr. Bauman stated that it will be a little harder to get to. On the other hand, if we can work with INDOT to get a light, that improves everybody's ability to get in and out of the access for all of the businesses. Mr. Andrew stated that there is also the safety factor because you won't be crossing a DMZ with the cars in three to four different directions. Ms. Hunt said that the Chinese restaurant probably won't be affected negatively then. Mr. Belter stated that it's probably a plus to them because the area will be more visually appealing and the safety of the parking lot will be improved due to the light. Getting to your parking space won't be as easy because you won't be able to cut diagonally across the lot but that's endangering the pedestrians when you do that.

Mr. Belter asked if there was anything else. Ms. Martin reminded him of the approval of the minutes. Mr. Nay made a motion to approve the December 15, 2003 minutes. Ms. Pearlman seconded. The motion passed unanimously 3-0.

Mr. Belter opened the floor for public comment.

Mr. Belter stated that he had the opportunity to take his family to Scotty's for lunch and found it to be a thoroughly delightful experience. Mr. Nay stated that he did as well. I also spoke with the owner and applauded him because that is a smoke free bar. Mr. Nay stated that it's nice because even though we've got some chains in that area, you've also got Scotty's where you've got the owner there as well as Bruno's where the Itin family is providing that kind of personal service and professionalism of real restaurateurs.

Mr. Bauman stated that you can't see it yet, but there will also be some area of outdoor dining in the pedestrian walkway.

Mr. Hornsby stated that he detected some interest from Scott Wise, the owner, to do an awareness campaign saying that there is plenty of parking in the garage. He has received some questions from customers wondering where to park. I'm just wondering if we need to team up with not only Scotty's but others in the Landing to let people know that there is plenty of parking and it's close.

Mr. Nay asked what the parking garage rates will be. Mr. Andrew stated that we don't know yet but we are going to have a meeting on Tuesday to go over this. Mr. Nay asked if there will be an opportunity to get the tickets stamped to discount the rates. Mr. Andrew stated that is a possibility.

Mr. Belter asked when the signage for the parking garage is supposed to go up. Mr. Andrew stated that we are working on that now. The proposal has been accepted. The monument sign will be started this month. Ms. Shaw stated that on order are the perimeter signs that'll be all the way around Wabash landing. We just finalized everything this week.

Mayor Mills stated her thanks to the Redevelopment Commission for being willing to serve. It is very important for us.

Mr. Belter asked if there were any other comments. None were made. Mr. Nay made a motion to adjourn. Ms. Pearlman seconded. The meeting adjourned at 1:25 pm.

Respectfully submitted,

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Francis Earle Nay, Recording Secretary

Approved:

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Stephen Belter, President

/clp



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